

MORTGAGE INTEREST SAVER ACCOUNT FACT SHEET.

Mortgage Interest Saver Account (MISA) is an offset account linked to an eligible home loan. Savings in a MISA offset your loan balance and reduce interest payments whilst retaining quick and convenient access to your savings. Depending on your eligible home loan type the MISA balance is either full or partial offset.

- Full offset - means interest is not charged on that part of the Home Loan balance equal to the balance of the offset

For example: if you have \$10,000 in your offset and a home loan balance of \$200,000, you'll only pay interest on \$190,000 of the home loan. You do not earn interest on the \$10,000 in your offset.

- Partial offset– means a reduced interest rate is charged on that part of the Home Loan account equal to the balance of the offset. Partial offset applies at the rate of 1.5% p.a. less than the rate of your home loan.

For example: if you have \$10,000 in your offset and a home loan balance of \$200,000 with a 5% p.a. interest rate, the interest rate on \$10,000 of your home loan will be reduced by 1.5% p.a. to 3.5% p.a. This means that you will pay 3.5% p.a. on \$10,000 and 5% p.a. on \$190,000 in your home loan. You do not earn interest on the \$10,000 in your offset.

Which home loan products can MISA offset?	Full interest offset applies to the following products: <ul style="list-style-type: none"> • 1 Year Guaranteed Rate • 12 Month Discounted Variable Rate • Standard Variable Rate. Partial interest offset applies to the following product: <ul style="list-style-type: none"> • Fixed Rate (excluding Interest in Advance).
What is the minimum withdrawal limit?	\$500
Minimum balance for interest offset to apply	\$1,000
How many offsets can you have?	1 offset per eligible home loan.
Who can operate the offset?	The MISA must be in the same name as your home loan and any borrower to the linked home loan can access the MISA individually. You can change this at any time by contacting us.
Access	Access to the MISA is available via: <ul style="list-style-type: none"> • NetBank • Telephone Banking • ATM • Commonwealth Bank Branch • EFTPOS, EFTPOB. (A MISA can be linked to a Commonwealth Bank card at any time by contacting us)
How to activate your MISA	<ul style="list-style-type: none"> • You can activate a MISA at any time once the loan is funded by making a deposit to the MISA linked to your eligible loan. Log on to NetBank and transfer funds to the MISA by including the MISA BSB number 062383 in the BSB field and your home loan number in the account number field • You can also visit a Commonwealth Bank branch if you need help setting up your MISA.
Fees and charges	<ul style="list-style-type: none"> • There is no monthly offset fee.

Things you need to know

- MISA is not available on Home loans or investment home loans conducted at a Base Variable Rate, which were approved or the loan offer was made before 16 February 1998, where you have chosen to take up the repayment redraw facility instead of the MISA
- This fact sheet has been prepared by the Commonwealth Bank without considering your individual objectives, financial situation or needs. You should consider its appropriateness in light of your circumstances and consider seeking professional advice relevant to your individual needs before making a decision based on this information
- You should also obtain professional legal, financial and taxation advice specific to your individual needs.
- Applications for finance are subject to the Bank's normal credit approval
- Full terms and conditions will be included in our loan offer
- Fees and charges are payable, please ask for a copy of our standard fees and charges brochure
- This fact sheet is subject to change without notice.